

IN RE: * BEFORE THE ZONING
PETITION FOR ZONING VARIANCE * COMMISSIONER OF
SPARROWS POINT BOULEVARD * BALTIMORE COUNTY
15th Election District *
7th Councilmanic District *
BETHLEHEM STEEL CORPORATION, * CASE NO. 91-23-A
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Petitioner Bethlehem Steel Corporation ("BSC") herein requests variances from Section 258.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit front, side and rear yard setbacks of as close as zero 0 ft. in lieu of the required 25 ft. front yard and 30 ft. side and rear yards setbacks, as more particular described in Petitioner's Exhibit 2 (Petitioner's Exhibit 2 is a modification of Petitioner's Exhibit 1, the site plan filed in this case.) The Petitioner appeared, testified and was represented by John B. Howard and Robert A. Hoffman, Esquire. Petitioner was supported in its testimony by C. W. Campbell, Jr., Esquire, Mr. Christopher R. Hawksley and Mr. William Hoffman. There were no Protestants.

The Petitioner herein is requesting the subject variances to permit the subdivision of a small portion of BSC's Sparrows Point plant to house a "hot dip coating" line. The lot is predominantly improved by an existing structure with some additional land to be used for operation of the line. (See aerial photograph labeled Petitioner's Exhibit 3).

Hot dip coating is a process which applies zinc metallic coatings to coils of flat rolled steel sheet to improve its corrosion resistance. It is anticipated that upon completion, the line will be capable of coating approximately 260,000 tons of sheet steel annually, thus producing that amount of high quality, light gauge galvanized or galvalume product primarily for use in the construction industry.

Mr. Hawksley, the Director of Financial Planning for Bethlehem Steel testified that in order for BSC to maintain its leadership in coated products for the construction industry, this hot dip coating line is essential. Specifically on the variance request, Mr. Hawksley testified that BSC must have this hot dip coating line in a building complex which is shared with other types of coating lines in order to share costs, access to incoming utilities, materials, testing facilities and shipping facilities among the different lines. The building complex, a portion of which is located on the proposed lot, houses several coating lines, thus fulfilling that requirement.

Mr. Hawksley also testified that the subdivision into a separate lot is required so that BSC may finance the equipment that is being purchased for the facility. Other financing which currently encumbers the Sparrows Point plant prohibits the creation of further encumbrances. Portions of the proposed hot dip coating line, once in place, become fixtures and part of the land. Creating a new lot of record and transferring

title to a separate company would be an exception to the current prohibitions.

It was noted for the record in this case that waivers from the subdivision regulations were granted on July 19, 1990 and that similar waivers and setback variances were granted in 1983 for a coating facility (see Zoning Commissioner Case No.: 89-138-A.)

Section 307.1, B.C.Z.R. states that the Zoning Commissioner and/or Deputy Zoning Commissioner shall have the power to grant variances from an area regulation where strict compliance with the Zoning Regulations for Baltimore would result in practical difficulty or unreasonable hardship.

In reviewing the Petition, it must be kept in mind that "the standard for granting a variance ... is ... whether strict compliance with the regulation would result in practical difficulty or unreasonable hardship; and that it should be granted only if in strict harmony with the spirit and intent of the zoning regulations; and only in such manner as to grant relief without substantial injury to the public health, safety and general welfare." *McClellan v. Soley* 270 Md 208 (1973).

It is clear from the testimony presented that the hot dip coating line as proposed must, in order to finance the equipment, be on a separate lot. Further, in order to operate the hot dip coating facility properly and efficiently it must be located predominantly within an existing building that

contains other coating facilities. I therefore find that if the required variances are not granted that a practical difficulty would result. In fact, it is obvious that without the variances, there can be no new facility. Also, since the proposed subdivision is located within the Sparrows Point plant, there will be no substantial injury to the public health, safety or general welfare and the granting of the variances will be in strict harmony with the spirit and intent of the zoning regulations.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 24th day of August, 1990 that the Petition for Zoning Variances from Section 258.1 to permit front, side and rear building setbacks of as close as 0 ft. in lieu of the required 25 foot front yard and 30 ft. side and rear yard setbacks is hereby granted subject, however, to the following restriction and in accordance with Petitioner's Exhibit 2:

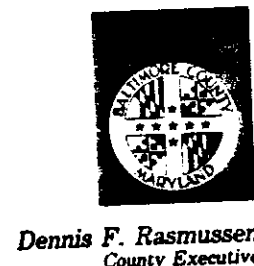
1. The Petitioner may apply for its building and/or occupancy permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the thirty day appellate process from this Order has expired. If, reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

J. Robert Haines
Zoning Commissioner for Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
(801) 887-3353

J. Robert Haines
Zoning Commissioner

August 24, 1990



Dennis F. Haxmussen
County Executive

Robert Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Townson, Maryland 21204

RE: Petition for Zoning Variance
Case No. 91-23-A
Bethlehem Steel, Petitioner

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

J. Robert Haines
Zoning Commissioner

JRH:mmm
encl.
cc: Peoples Counsel
Vincent J. Naglieri, 8913 Chesapeake Ave. 21219
W.W. Hoffman, Jr., Whitman Reardon & Assoc. 2315 St. Paul St., 21218
Robert L. Hoopman, 2439 Lolca Dr., Kingsville, Md. 21087
Charles W. Campbell, Jr., Martin Tower, Bethlehem, PA 18016
Christopher R. Hawksley

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-23-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 258.1 to permit front, side and rear yard setbacks of as close as zero (0) feet in lieu of the required twenty-five (25) foot front yard and thirty (30) foot side and rear yard setbacks.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

To be provided at hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
John B. Howard, Esquire
(Type or Print Name)
Signature _____
210 Allegheny Avenue
Townson, Maryland 21204
City and State
Attorney's Telephone No.: 823-4111

Legal Owner(s): _____
(Type or Print Name)
Signature _____
(Type or Print Name)
Address _____
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
John B. Howard, Esquire
Name
210 Allegheny Avenue
Townson, Maryland 21204 823-4111
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 18 day of August, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23 day of August, 1990, at 9 o'clock P.M.

Zoning Commissioner of Baltimore County.

(over)

WHITMAN, REQUARDT AND ASSOCIATES
2315 Saint Paul Street
Baltimore, Maryland 21218

November 14, 1990

BETHLEHEM STEEL CORPORATION
SPARROWS POINT, MARYLAND
ENGINEERING DESCRIPTION FOR
ZONING VARIANCE TO 0 SETBACK

COMMENCING at the southeasterly corner of the southwestern extremity of the right of way of Sparrows Point Boulevard, a road 100 feet in width, the said point being the point of beginning of a deed by the Bethlehem Steel Corporation to the State of Maryland dated July 14, 1975 and recorded in the land records of Baltimore County, Maryland in liber 5574, at folio 717, thence South 76°27'51" West 1590.22 feet, to a point 2 feet south and 4.75 feet east of column EB-7, situate in the Fifteenth Election District of Baltimore County, Maryland, thence from the POINT OF BEGINNING so fixed the following 20 courses and distances;

- 1) South 83°56'30", West 173.92 feet;
- 2) North 06°03'30", West 40.00 feet;
- 3) North 83°56'30", East 60.00 feet;
- 4) North 06°03'30", West 82.23 feet;
- 5) South 83°56'30", West 25.35 feet;
- 6) North 06°03'30", West 189.95 feet;
- 7) South 83°56'30", West 91.08 feet;
- 8) North 06°03'30", West 84.01 feet;
- 9) North 83°56'30", East 116.43 feet;
- 10) North 06°03'30", West 448.03 feet;
- 11) North 83°56'30", East 113.92 feet;
- 12) South 06°03'30", East 114.02 feet;
- 13) North 83°56'30", East 40.00 feet;
- 14) South 06°03'30", East 28.00 feet;
- 15) South 83°56'30", West 40.00 feet;
- 16) South 06°03'30", East 56.01 feet;
- 17) North 83°56'30", East 40.00 feet;
- 18) South 06°03'30", East 111.93 feet;
- 19) South 83°56'30", West 40.00 feet;
- 20) South 06°03'30", East 534.26 feet; to the place of Beginning, containing 118770 square feet or 2.727 acres of land.

ED2/Zoning.SP

WHITMAN, REQUARDT AND ASSOCIATES
2315 Saint Paul Street
Baltimore, Maryland 21218

July 16, 1990
90 FC 9

BETHLEHEM STEEL CORPORATION
SPARROWS POINT, MARYLAND
ENGINEERING DESCRIPTION FOR
ZONING VARIANCE TO 0 SETBACK

COMMENCING at the southeasterly corner of the southwestern extremity of the right of way of Sparrows Point Boulevard, a road 100 feet in width, the said point being the point of beginning of a deed by the Bethlehem Steel Corporation to the State of Maryland dated July 14, 1975 and recorded in the land records of Baltimore County, Maryland in liber 5574, at folio 717, thence South 66°46'52" West 1650.16 feet, to a point 2 feet south and 4.75 feet east of column EB-17, situate in the Fifteenth Election District of Baltimore County, Maryland, thence from the POINT OF BEGINNING so fixed the following 12 courses and distances;

- 1) North 06°03'30", West 928.40 feet;
- 2) North 83°56'30", East 21.23 feet;
- 3) North 06°03'30", West 138.25 feet;
- 4) South 83°56'30", West 21.23 feet;
- 5) North 06°03'30", West 57.51 feet;
- 6) South 83°56'30", West 113.92 feet;
- 7) South 06°03'30", East 195.76 feet;
- 8) South 83°56'30", West 116.43 feet;
- 9) South 06°03'30", East 452.00 feet;
- 10) North 83°56'30", East 116.43 feet;
- 11) South 06°03'30", East 476.40 feet;
- 12) North 83°56'30", East, 113.92 feet to the place of Beginning, containing 183,627 square feet or 4.216 acres of land.

ED/Zoning.SP

WHITMAN, REQUARDT and ASSOCIATES
2315 Saint Paul Street
Baltimore, Maryland 21218

July 16, 1990
90 FC 9

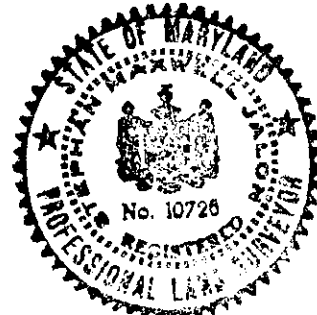
BETHLEHEM STEEL CORPORATION
SPARROWS POINT, MARYLAND
ENGINEERING DESCRIPTION FOR
ZONING VARIANCE TO 0 SETBACK

91-23-A

COMMENCING at the southeasterly corner of the southwestern extremity of the right of way of Sparrows Point Boulevard, a road 100 feet in width, the said point being the point of beginning of a deed by the Bethlehem Steel Corporation to the State of Maryland dated July 14, 1975 and recorded in the land records of Baltimore County, Maryland in liber 5574, at folio 717, thence South 66°46'52" West 1650.16 feet, to a point 2 feet south and 4.75 feet east of column EB-17, thence in the Fifteenth Election District of Baltimore County, Maryland, thence from the POINT OF BEGINNING so fixed the following 12 courses and distances;

- 1) North 06°03'30", West 1009.55 feet;
- 2) North 83°56'30", East 21.23 feet;
- 3) North 06°03'30", West 57.10 feet;
- 4) South 83°56'30", West 21.23 feet;
- 5) North 06°03'30", West 57.51 feet;
- 6) South 83°56'30", West 113.92 feet;
- 7) South 06°03'30", East 195.76 feet;
- 8) South 83°56'30", West 116.43 feet;
- 9) South 06°03'30", East 452.00 feet;
- 10) North 83°56'30", East 116.43 feet;
- 11) South 06°03'30", East 476.40 feet;
- 12) North 83°56'30", East, 113.92 feet to the place of Beginning, containing 181,903 square feet or 4.176 acres of land.

ED/Zoning.SP



Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

receipt
No 2973

Date 7/17/90

H9100019

PUBLIC HEARING FEES	QTY	PRICE
020 -ZONING VARIANCE (OTHER)	1 X	\$175.00
TOTAL:		\$175.00

LAST NAME OF OWNER: BETH. STEEL CORP.

04A04W0035MCHRC \$175.00
BA C003:21PM07-17-90
Baltimore County EXT BUSINESS DAY

Cashier Validation:

Please make checks payable to: Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 7/23/90
Posted for: 10/12/90
Petitioner: Beth. Steel Corp.
Location of property: W/S Sparrow Pt. Blvd. 1700' W of Sparrow Pt. Blvd.
Location of Sign: Facing Sparrow Pt. Blvd. across 20' E. roadway
Remarks: Attached to show line from - No post and
Posted by: [Signature] Date of return: 8/1/90
Number of Signs: 1

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Zoning Variance
CASE NUMBER: 91-23-A
W/S Sparrows Point Boulevard, 1700' W of Sparrows Point Boulevard
15th Election District
Petitioner(s): Bethlehem Steel Corporation
HEARING: THURSDAY, AUGUST 23, 1990 at 9:00 a.m.

Variance to permit front, rear and side yard setbacks of as close as zero feet in lieu of the required 25 foot front yard and 30 foot side and rear yard setbacks.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

4 N. Center Place
P.O. Box 8936
Dundalk, Md. 21222 August 2, 1990

THIS IS TO CERTIFY, that the annexed advertisement of Balto. Co. Zoning Office - P.O. #0106240 Reg # M44299 - Notice of Hearing - 79 lines @ \$39.50. was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for One successive weeks before the 3rd day of August 1990; that is to say, the same was inserted in the issues of August 2, 1990

Kimbel Publication, Inc.
per Publisher.

By [Signature]

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:
Petition for Zoning Variance
Case number: 91-23-A
W/S Sparrows Point Boulevard, 1700' W of Sparrows Point Boulevard
15th Election District
Petitioner(s): Bethlehem Steel Corp.
Hearing Date: Thursday, Aug. 23, 1990 at 9:00 a.m.
Variance: to permit front, rear and side yard setbacks of as close as zero feet in lieu of the required 25 foot front yard and 30 foot side and rear yard setbacks. In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
8/8/90 August 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/6, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on 8/1, 1990.

THE JEFFERSONIAN,

[Signature]

P.O. 106241
Publisher

\$ 42.70



Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

receipt
No 3261

Date 8/23/90

H9100148

PUBLIC HEARING FEES	QTY	PRICE
080 -POSTING SIGNS / ADVERTISING 1 X		\$107.20
TOTAL:		\$107.20

LAST NAME OF OWNER: BETH. STEEL CORP.

04A04W0035MCHRC \$107.20
BA C009:33AM08-23-90

Cashier Validation:

Please make checks payable to: Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

DATE 8-17-90



Dennis F. Rasmussen
County Executive

Bethlehem Steel Corporation
701 E. Third Street
Bethlehem, PA 18016-7699

ATTN: A. M. WELER

Re: Petition for Zoning Variance
CASE NUMBER: 91-23-A
W/S Sparrows Point Boulevard, 1700' W of Sparrows Point Boulevard
15th Election District - 7th Councilmanic
Petitioner(s): Bethlehem Steel Corporation
HEARING: THURSDAY, AUGUST 23, 1990 at 9:00 a.m.

Gentlemen:
Please be advised that \$ 107.20 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,

[Signature]
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:gs

cc: John B. Howard, Esq.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

July 18, 1990



Dennis F. Rasmussen
County Executive

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Zoning Variance
CASE NUMBER: 91-23-A
W/S Sparrows Point Boulevard, 1700' W of Sparrows Point Boulevard
15th Election District - 7th Councilmanic
Petitioner(s): Bethlehem Steel Corporation
HEARING: THURSDAY, AUGUST 23, 1990 at 9:00 a.m.

Variance to permit front, rear and side yard setbacks of as close as zero feet in lieu of the required 25 foot front yard and 30 foot side and rear yard setbacks.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

[Signature]
J. ROBERT HAINES
Zoning Commissioner of Baltimore County

cc: Bethlehem Steel Corporation
John B. Howard, Esq.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

August 9, 1990



Dennis F. Rasmussen
County Executive

John B. Howard, Esquire
210 Allegheny Avenue
Towson, MD 21204

RE: Item No. 19, Case No. 91-23-A
Petitioner: Bethlehem Steel Corp
Petition for Zoning Variance

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. A. M. Weller
Bethlehem Steel Corp.
701 E. Third Street
Bethlehem, PA 18016-7699

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner



Dennis F. Rasmussen
County Executive

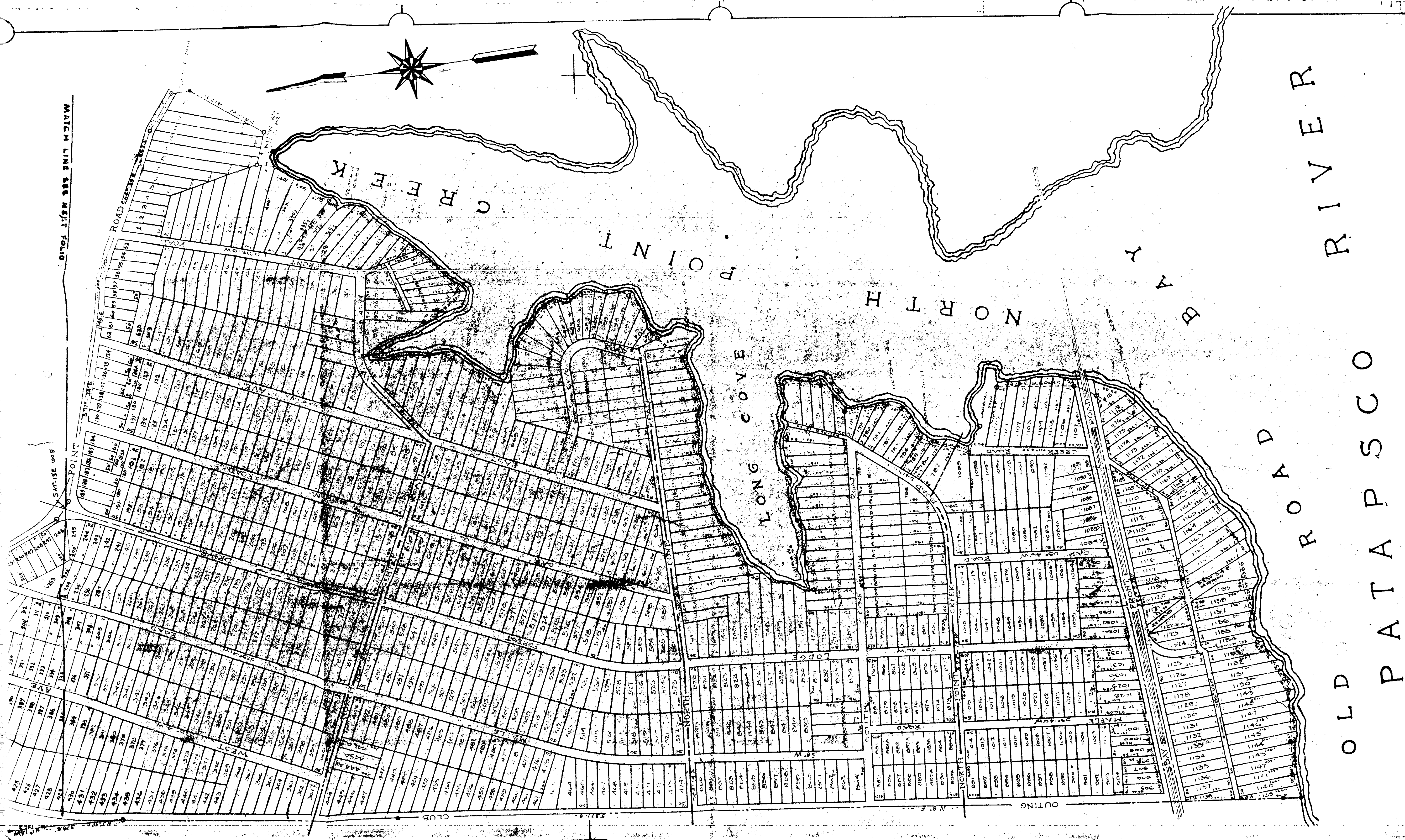
Your petition has been received and accepted for filing this 18th day of July, 1990.

[Signature]
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

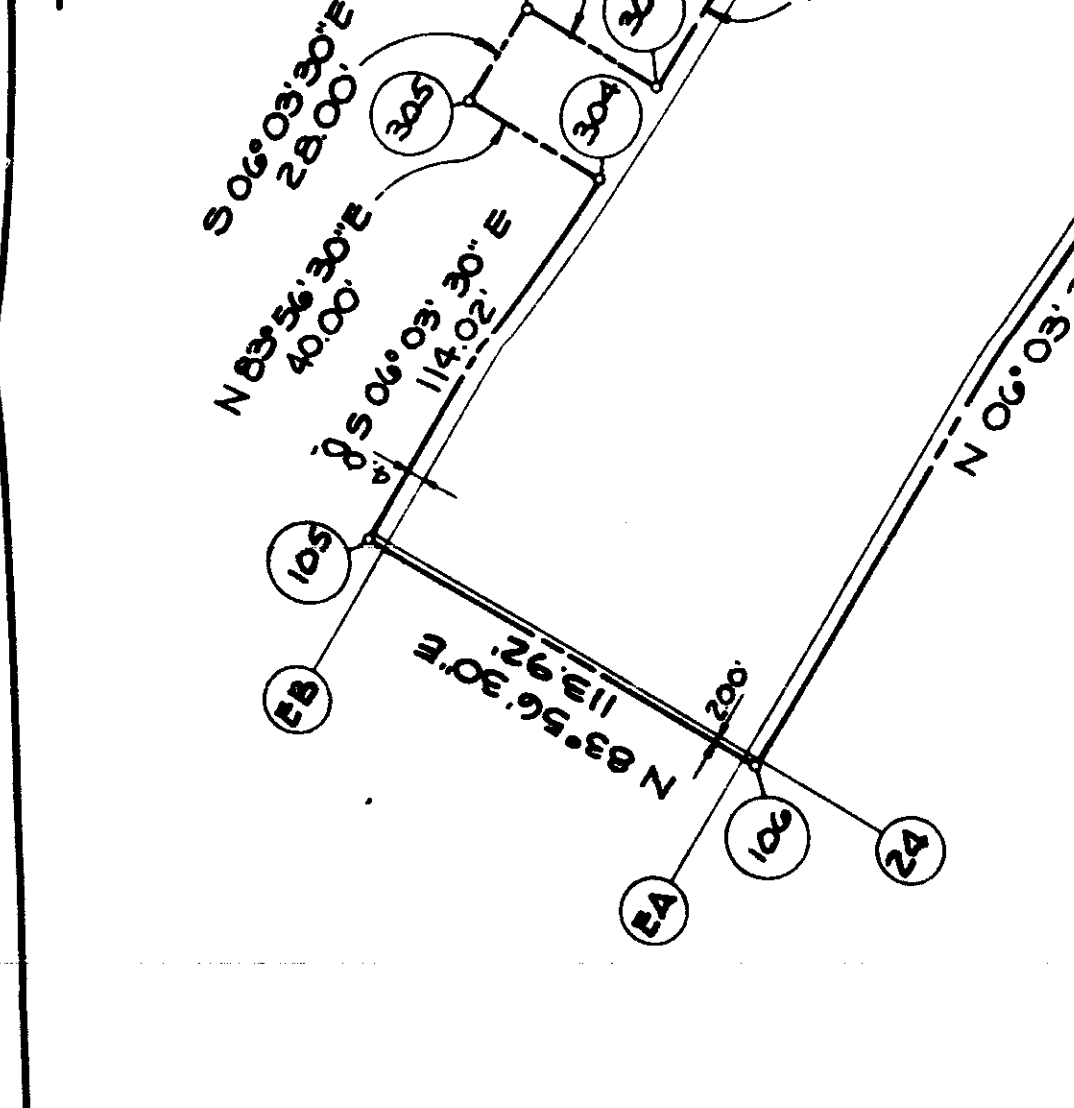
[Signature]
Chairman,
Zoning Plans Advisory Committee

Petitioner: Bethlehem Steel Corp, et ux
Petitioner's Attorney: John B. Howard



COORDINATES			
No.	SOUTH	EAST	
REF	25,214.00	40,093.05	
300	25,196.79	40,097.00	
301	25,005.15	40,124.05	
302	25,005.57	40,119.85	
303	25,009.04	40,119.49	
304	25,017.27	40,110.81	
305	25,019.95	40,105.00	
306	25,020.65	40,105.76	
307	25,021.12	40,105.76	
308	25,021.12	40,105.76	
309	25,021.12	40,105.76	
310	25,021.12	40,105.76	
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323	25,021.12	40,105.76	
324	25,021.12	40,105.76	
325	25,021.12	40,105.76	
326	25,021.12	40,105.76	
327	25,021.12	40,105.76	
328	25,021.12	40,105.76	
329	25,021.12	40,105.76	
330	25,021.12	40,105.76	
331	25,021.12	40,105.76	

EMPLOYEE PARKING
 1 One space provided for each employee based upon the largest number of employees working on any single shift (15 employees) equal 15 spaces provided.
 2 Location of spaces. Spaces will be provided in a safe, secure, paved parking area which is part of Sparrows Point plant parking system.

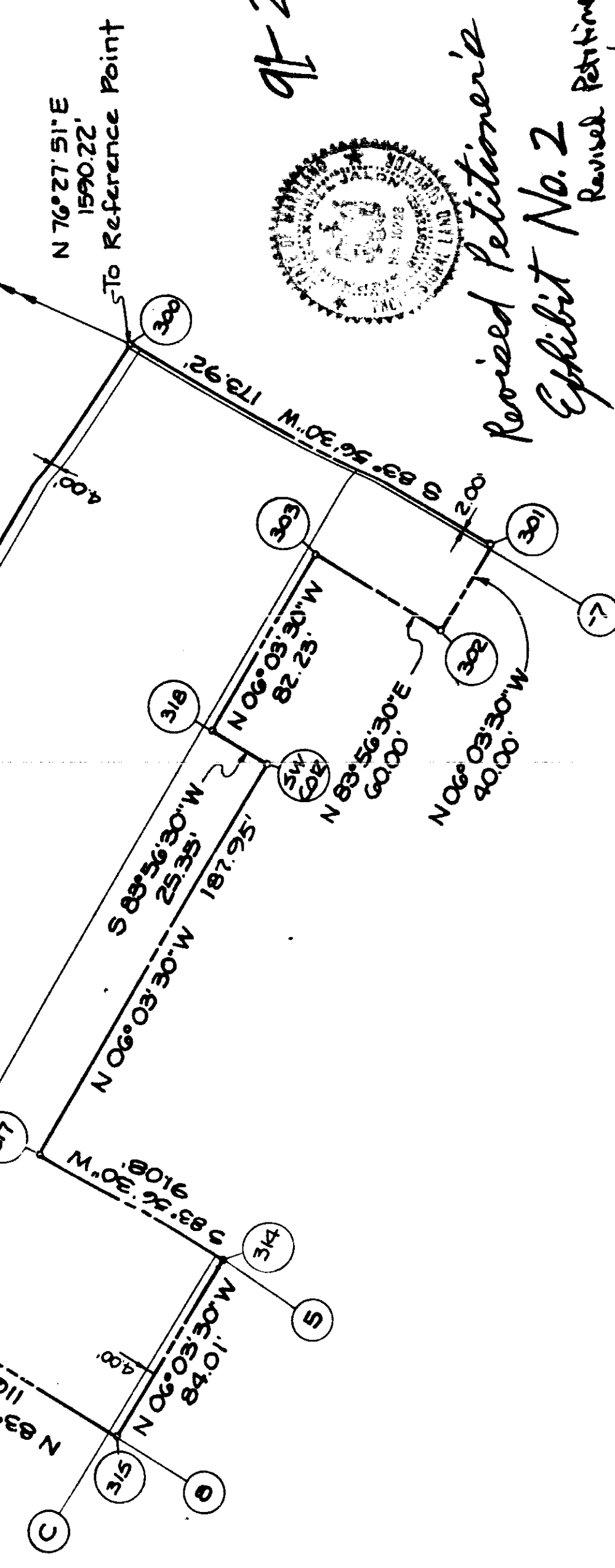
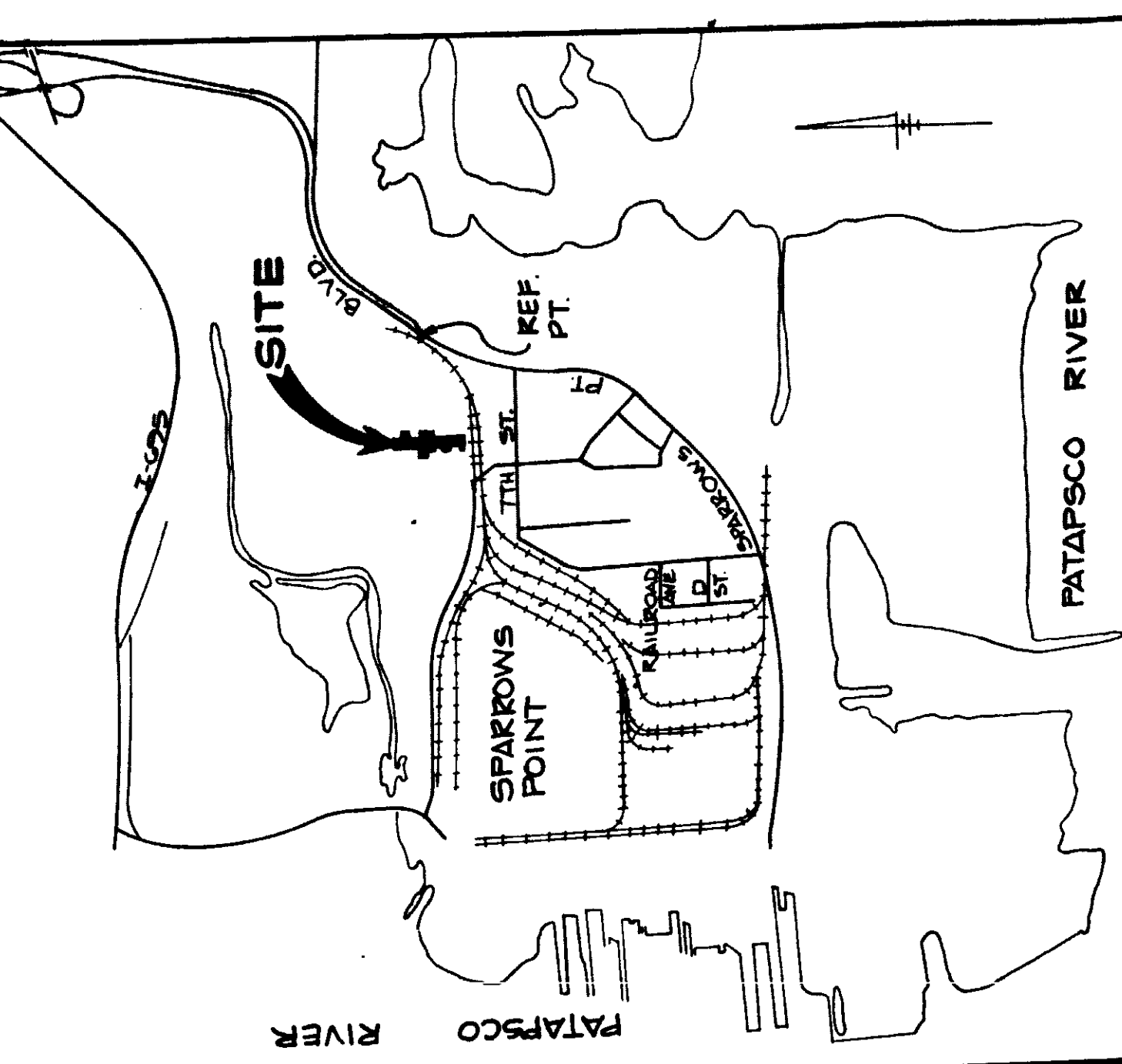


Correct Points 516, 515, 514, 517	1/20/90
Adm. Point Numbers	1/20/90
Correct Distances	1/20/90
Correct Bearings	1/20/90

GENERAL NOTES:

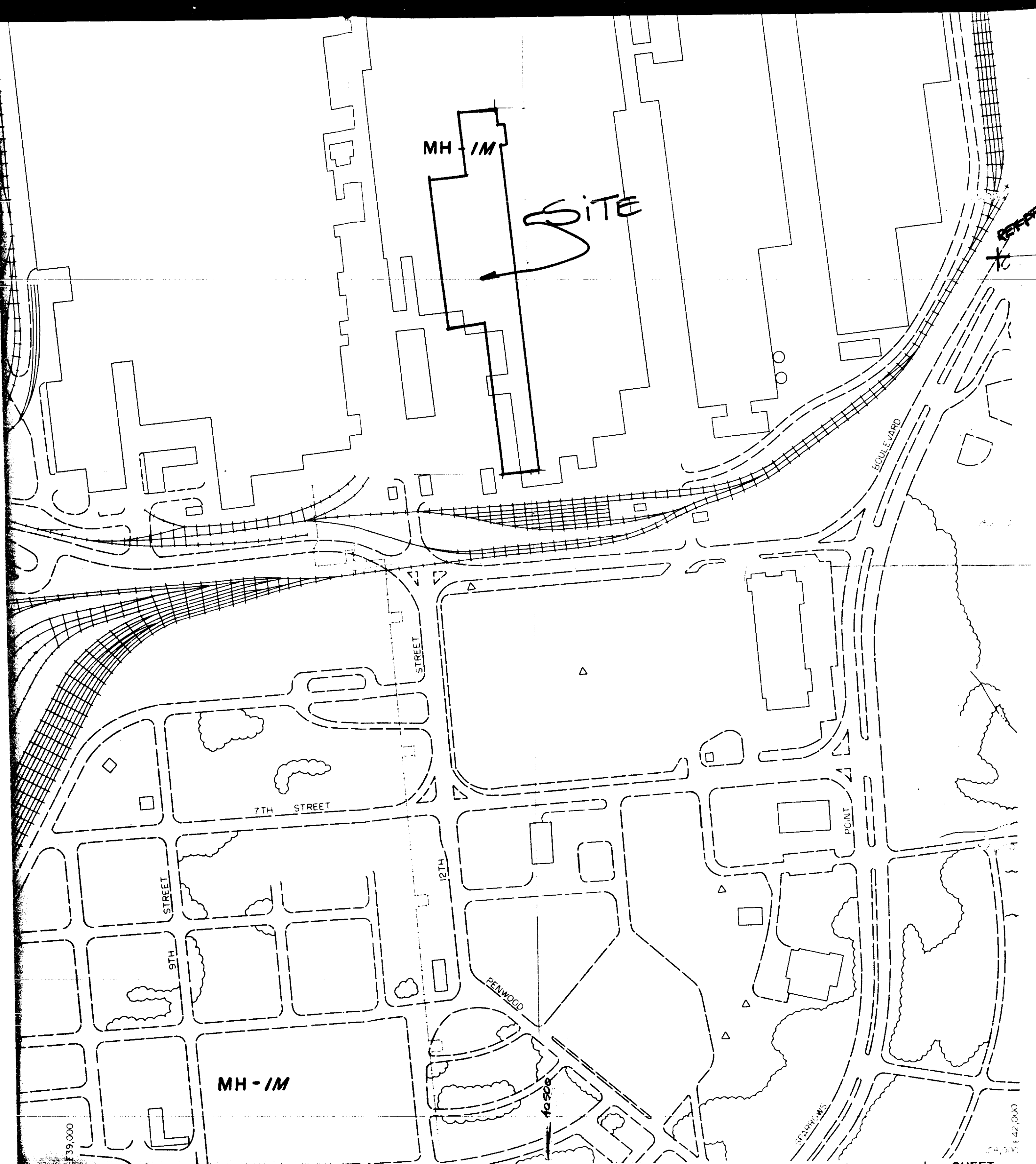
1. Area of Original Tract: 3568.21 Ac.
2. Property Lines of Original Tract:
 West Boundary: Bear Creek Shoreline
 South Boundary: Patapsco River
 Southeast Boundary: Old Road Bay
 North Boundary: Shown on vicinity map and described in the following deeds:
 J.E.D. Book E Volume 17 Page 56 Dated 8/1/918
 W.P.C. 392 Folio 47 Dated 8/1/918
 C.W.B. Jr. 969 Folio 455 Dated 11/3/1936
 C.W.B. Jr. 987 Folio 205 Dated 12/15/1936
 J.W.B. 1568 Folio 477 Dated 6/15/1947
3. Area of Lot: 2.725 Ac.
4. Zoned MH-1M
5. Property shown hereon is a portion of the existing Steel Processing Building.
6. The building is 82' above existing ground.

VICINITY MAP
 Scale: 1" = 2000'



WHITMAN REQUARDT
 AND ASSOCIATES
 2315 ST PAUL STREET
 BALTO CITY MARYLAND
 (301) 235-3450

No. 4 COATING LINE
 PLAT FOR ZONING VARIANCE
 FOR O' SETBACK
 15th Election District
 Date: 11/14/90
 Scale: 1" = 50'



DRE COUNTY
 ANNING AND ZONING
 ZONING MAP

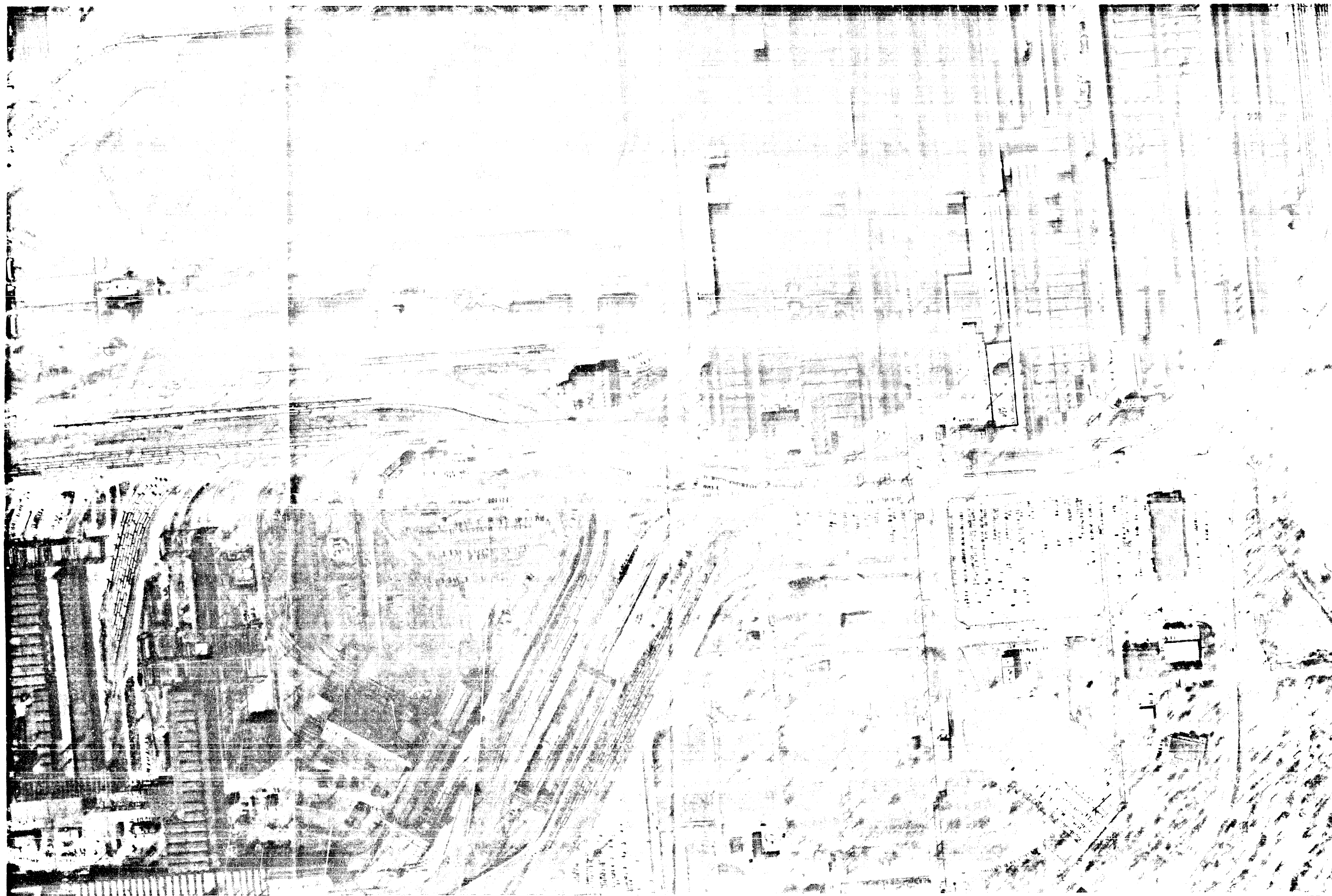
SCALE
 1" = 200' ±
 DATE
 OF
 PHOTOGRAPHY
 JANUARY
 1986

LOCATION
 SPARROWS POINT

SHEET
 SE.
 7-G

91-23-A

11



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

SCALE
1" = 200'

LOCATION
SPARROWS POINT

SHEET

DATE
OF
PHOTOGRAPHY
JANUARY
1986

S E
7-G

PETITIONER'S
EXHIBIT 3